

BEFORE THE BOARD OF DESIGN REVIEW
FOR THE CITY OF BEAVERTON, OREGON

IN THE MATTER OF A REQUEST FOR)	
)	ORDER NO. 1777
APPROVAL OF A MAJOR ADJUSTMENT)	
)	ADJ 2004-0011
TO REDUCE THE FRONT YARD SETBACK)	
)	ORDER APPROVING
FOR NEW COMMERCIAL BUILDINGS AT)	
)	ADJUSTMENT
8585 CASCADE AVENUE (CASCADE PLAZA),)	
)	WITH CONDITIONS
HARSCH INVESTMENT PROPERTIES,)	
)	
APPLICANT.)	

The matter came before the Board of Design Review on January 6, and January 27, 2005, on a request for Major Adjustment approval for the reduction of the 20-foot required front yard setback to ten (10) feet from the front property line, along SW Cascade Avenue associated with the construction of new commercial buildings on an existing parcel approximately 135,800 square feet in size. The development site is generally located at the corner of 8585 Cascade Avenue and is more specifically identified as Tax Lot 100 on Washington County Assessor's Map 1S1-27AD. The affected parcel is zoned General Commercial (GC) and is approximately 6.43 acres in size.

Pursuant to Ordinance 2050 (Development Code), Sections 40.10.15.3.C, 50.15.2, and 50.45, the Board of Design Review conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Board of Design Review adopts the Staff Report dated December 16, 2004, as findings in response to applicable approval criteria contained in Section 40.03 and Section 40.10.15.3.C of the Development Code.

IT IS HEREBY ORDERED that ADJ 2004-0011 is **APPROVED**, based on the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts and findings and conclusions found in the Staff Report dated December 16, 2004, subject to the following conditions:

1. The reduced setback approval shall apply to building noted on the plans (Exhibit A) as “Proposed Shops J” and no future addition, modification, or renovation of the structure is approved to extend further into the 20 foot required front yard setback. (*Dev. Ser. / ETE*)

Prior to Building Permit issuance the applicant shall:

2. Ensure that Major Adjustment approval has not expired. In accordance with Section 50.90.1 of the Development Code, Major Adjustment approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (*Dev. Ser. Div., ETE*)

Motion for approval **CARRIED**, by the following vote:

AYES:	Soth, Shipley, Weathers, and Straus.
NAYS:	None.
ABSTAIN:	Beighley.
ABSENT:	Collins and Doukas.

Dated this _____ day of _____, 2005.

To appeal the decision of the Board of Design Review as articulated in Land Use Order No. 1777, an appeal must be filed with the City of Beaverton Recorder's Office by no later than 5:00 p.m. on _____, 2005.

BOARD OF DESIGN REVIEW
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

ETHAN EDWARDS
Associate Planner

STEWART STRAUS
Acting Chairman

STEVEN A. SPARKS, AICP
Development Services Manager